

IMPACT FEE

Facilities Plan

PUBLIC SAFETY

THE CITY OF CEDAR HILLS

DRAFT

ZIONS BANK PUBLIC FINANCE
JANUARY 23, 2014

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ACKNOWLEDGEMENTS:

CEDAR HILLS CITY STAFF, UTAH COUNTY DISPATCH, UTAH COUNTY ASSESSOR'S OFFICE, UTAH GOVERNOR'S OFFICE
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INTRODUCTION

WHY IS AN IFFP NEEDED?

The purpose of the public safety *Impact Fee Facilities Plan* (IFFP) is to assess the increased demands placed upon the City's existing public safety facilities by future development and evaluate how these demands will be met by the City. The IFFP is intended to outline whether any future improvements are necessary and provide direction on how they will be funded. The IFFP also provides a technical basis for assessing updated impact fees for public safety services throughout the City.

The capital infrastructure plan documented in this IFFP will ensure that the current level of service standard is maintained for all existing and future residents who reside within the City. The IFFP will also fulfill all financial requirements as promulgated under Title 11, Chapter 36 of the Utah code (the Impact Fees Act).

PUBLIC SAFETY CAPITAL FACILITIES

The Impact Fees Act defines public safety facilities as "a building constructed or leased to house police, fire, or other public safety entities; or a fire suppression vehicle costing in excess of \$500,000." The facilities must have a life expectancy of ten or more years and must be "owned or operated by or on behalf of a local political subdivision or private entity."

REQUIREMENTS FOR AN IMPACT FEE FACILITIES PLAN

According to the Impact Fees Act, local political subdivisions with populations (or serving populations) of more than 5,000 as of the last federal census must prepare a Capital Facilities Plan. With an estimated 2013 population of 9,957 residents, the population of Cedar Hills meets this guideline and must prepare this comprehensive Impact Fee Facilities Plan for public safety infrastructure (as well as other utilities) to ensure adequate planning for the future growth.

Local governments must pay strict attention to the requirements of the Impact Fee Facilities Plan which are enumerated in the Impact Fees Act. These requirements include a demand analysis, financing options, and noticing and adoption requirements (among others).

DEMAND ANALYSIS

The IFFP must consider the level of service which is provided to a community's existing residents and ensure that this level of service is not exceeded. The unit of measurement used to gauge this level of service varies depending on which public facility is discussed. In this study, the level of service for public safety infrastructure is assessed by measuring the square feet of infrastructure per emergency call. The IFFP is also required to include a clear nexus between estimated future demand and their demand on facilities.

FINANCING OPTIONS

The IFFP must also include a consideration of all revenue sources, including impact fees, which may be used to finance system improvements. In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.

NOTICING AND ADOPTION REQUIREMENTS

The Impact Fees Act requires that entities must publish a notice of intent to prepare or modify any IFFP. If an entity prepares an independent IFFP rather than include a capital facilities element in the general plan, the actual IFFP must be

CEDAR HILLS PUBLIC SAFETY IMPACT FEE FACILITIES PLAN

adopted by enactment. Before the IFFP can be adopted, a reasonable notice of the public hearing must be published in a local newspaper at least 14 days before the actual hearing. A copy of the proposed IFFP must be made available to the public during the 14 day noticing period for public review and inspection. Utah Code requires that the City must post a copy of the ordinance in at least three places. These places may include the City offices and the public library within the City's jurisdiction.

Following the 14-day noticing period, a public hearing will be held, after which the City Board may adopt, amend and adopt, or reject the proposed IFFP. Following the adoption, Utah Code Section 10-3-711 and 712 requires that a summary of the enactment be published in order for the enactment to become effective.

THE CITY OF CEDAR HILLS PUBLIC SAFETY SERVICE AREA

According to the U.S. Census, the population of Cedar Hills in 2010 was 9,796. The 2013 estimated population is 9,957. The current City boundaries are also the boundaries of the public safety impact fee service area.

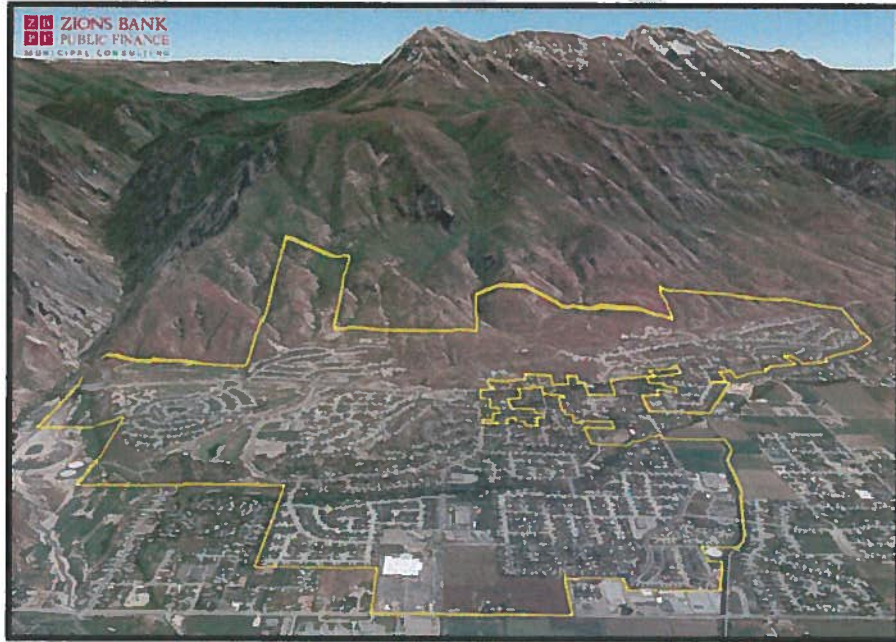


FIGURE 1: THE CITY OF CEDAR HILLS AND LOOKING EAST WITH MOUNT TIMPANOGOS IN THE BACKGROUND

CHAPTER 1: RECOGNIZED PUBLIC SAFETY STANDARDS

While a county, city, or other local district in Utah can adopt fire coverage standards for its jurisdiction, no universal standards exist or are legally binding for Cedar Hills. The State of Utah has not adopted standards which are binding for local public safety departments. This allows flexibility for the various communities in Utah—which differ considerably in their size, terrain and available resources—to determine which standards best apply.

Although specific statutory mandates may be lacking, general guidelines do exist which help public safety officials and communities set goals for coverage. The guidelines for service set forth by the National Fire Protection Association (NFPA) and the assessments completed by the Insurance Services Office (ISO) are two recognized sources for such standards. The standards have helped guide the City in planning public safety infrastructure.

NATIONAL FIRE PROTECTION ASSOCIATION



The National Fire Protection Association (NFPA) is an international organization which creates and maintains standards and codes for usage and adoption by local governments. This includes publications on building codes, specifications for firefighting equipment, rescue response, and proper firefighting procedures. NFPA 1710 is the standard which applies to professional fire and EMS departments which provide coverage to an urbanized area.

NFPA 1710

There are three major components to NFPA 1710 which affect response times:

- Fire Fighters should respond with a minimum of 4 personnel on each apparatus
- Response times should be no longer than four minutes after leaving the firehouse for the first arriving company and eight minutes for a full first alarm response
- Response times should be no more than four minutes for first responder capability to arrive at an emergency medical incident, with advanced life support capability arriving within eight minutes

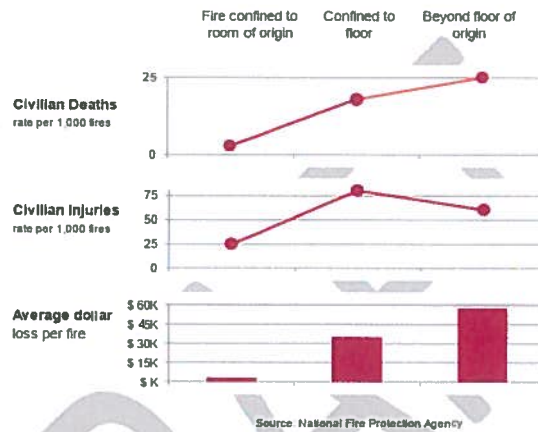
BENEFITS OF COMPLIANCE

The benefits of adopting the guidelines of NFPA 1710 are as follows:

- NFPA 1710 Is an Insurance Policy for the Community and its Businesses
 - NFPA 1710 offers insurance for the local economy by guaranteeing the community and its businesses that Fire and Emergency Medical Services will respond promptly and appropriately in an emergency
 - Even a moderate-sized fire can hurt the community's tax base. When businesses close, employees don't get paid. They can't put money back into the community, and may go from being taxpayers to public support recipients. The business can't pay taxes because it is not selling its goods and services
 - A fire that devastates a building will cause the company to consider whether it should reopen. The company may relocate to another city or state, meaning a permanent loss to the workforce and tax base
- NFPA 1710 Protects the Community Against Liability
 - Courts often rely upon NFPA Standards to determine the "industry standard" for fire protection and safety measures. NFPA doctrines are most frequently found in common law negligence claims
 - NFPA 1710 could be highly relevant to the question of whether a jurisdiction has negligently failed to provide adequate fire or emergency medical protection to an individual harmed in a fire or medical emergency

- NFPA 1710 Enhances Public Safety
 - By responding quickly to a fire, firefighters can keep the incident contained
 - When responses take more than a few minutes and spread from the room of origin, losses escalate substantially resulting in a greater loss of life and property (see figure below)
 - Communities with positive records of emergency response times not only benefit current residents with protection but may also attract new residents and businesses

FIGURE 2: EFFECT OF RESPONSE TIME IN FIRES



INSURANCE SERVICES OFFICE

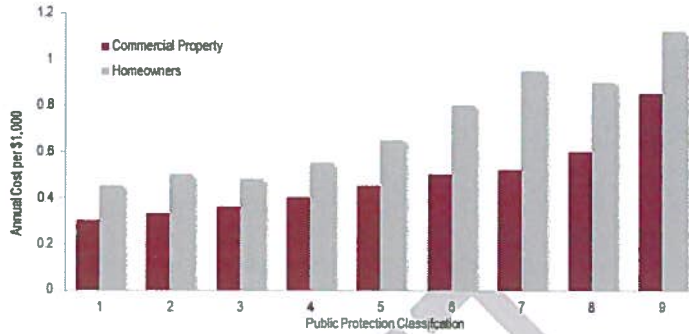


The Insurance Services Office (ISO) is an organization that analyzes municipal fire protection efforts in communities throughout the United States through its "Public Protection Classification" (PPC) program. In each of those communities, ISO analyzes a variety of data using its Fire Suppression Rating Schedule (FSRS). ISO then assigns a Public Protection Classification or "ISO Rating" from 1 to 10. Class 1 represents exemplary public protection, and Class 10 indicates that an area's fire suppression program doesn't meet ISO's minimum criteria. By classifying communities' ability to suppress fires, ISO helps insurance companies—as well as communities themselves—evaluate the quality of public fire-protection services.

HOW DOES THE ISO RATING AFFECT RESIDENTS?

Enhanced safety is the chief benefit of an improved ISO rating. Statistical data shows a direct relationship between better fire protection and a reduction in injuries and property loss. In fact, ISO statistics show that per \$1,000 of insured property communities with the worst PPC ratings have fire losses two or more times as high as communities with the best PPC ratings.

FIGURE 3: COST OF FIRE CLAIMS PER \$1,000 OF INSURED PROPERTY



In addition to enhanced safety, an improved ISO rating generally results in lowered property insurance as well. Due to the decreased risk, a community with higher ratings can secure lower premiums and fees for its residential property owners.

HOW WILL AN ISO RATING AFFECT BUSINESSES?

Generally, commercial property owners also see a reduction in insurance rates. However in addition to this lower cost, a further economic benefit of an ISO rating lies in the realm of business development. The ISO class 1 rating may serve as an incentive when recruiting companies to a city, resulting in new jobs and economic growth. While not the prime consideration, businesses do evaluate the risk of their investment in terms of how well their property is protected from potential disaster. Safer communities are more attractive to businesses, especially those businesses which make considerable investments in buildings.

HOW IS AN ISO RATING DETERMINED?

The ISO Public Protection Classification is a weighted assessment based on three elements:

- ☐ The capabilities of the fire department - 50%
 - Equipment, staffing, training, and geographic distribution of fire companies
- ☐ Dispatch and communication: receiving and handling fire calls - 10%
 - Fire alarm and communication systems, including telephone systems, telephone lines, staffing, and dispatching systems
- ☐ Municipal water supply - 40%
 - Condition and maintenance of hydrants and a careful evaluation of the amount of available water compared with the amount needed to adequately extinguish fires

A community can score anywhere between 1 and 100. Every ten points is a Class. The grade is presented in a Class 1 to 10 format, with Class 1 being the best, Class 9 being the worst, and a Class 10 indicating that no creditable fire protection is available within 5 miles. Thus, when deciding where to locate a future station, the "five mile rule" is the minimum distance measurement which should be considered if a community desires to receive at least a minimum ISO score.

To obtain a higher rating, fire stations must be located in closer proximity. According to the ISO, an area defined by 1.5 road miles from a fire station represents the highest standard for first response. For a ladder-service company, the highest standard is defined by streets out to a distance of 2.5 road miles from the fire station.

Points Needed for Each Class	
% Credit	Class
90.0 - 100	1
80.0 - 89.9	2
70.0 - 79.9	3
60.0 - 69.9	4
50.0 - 59.9	5
40.0 - 49.9	6
30.0 - 39.9	7
20.0 - 29.9	8
10.0 - 19.9	9
0.1 - 9.9	10

CHAPTER 2: EXISTING & FUTURE PUBLIC SAFETY FACILITIES

EXISTING PUBLIC SAFETY BUILDING

A summary of the existing Public Safety facilities are contained in the following table. Currently the City maintains one public safety building. This public safety building is currently being primarily utilized by the Lone Peak Fire Protection District which has been contracted by the City to provide fire and EMS coverage for the City.

TABLE 1: SUMMARY OF EXISTING PUBLIC SAFETY FACILITIES

Summary of Existing Public Safety Facilities					
Location	Year Constructed / Purchased	Acres	SF of Space	% to Fire	Cost
Existing Cedar Hills Public Safety Building	2000	-	10,327	100%	\$1,781,945
Existing Cedar Hills Public Safety Building Land	1999	1.50	-	100%	\$155,000
Total Devoted to Fire / EMS Services		1.50	10,327	100%	\$1,936,945

EXISTING FIRE & EMS DEMANDS

The City of Cedar Hills currently maintains 10,327 SF of public safety infrastructure. This infrastructure is used to respond to a current average of 161 total private calls and 190 total calls. The frequency of these calls has been mapped and is displayed below.

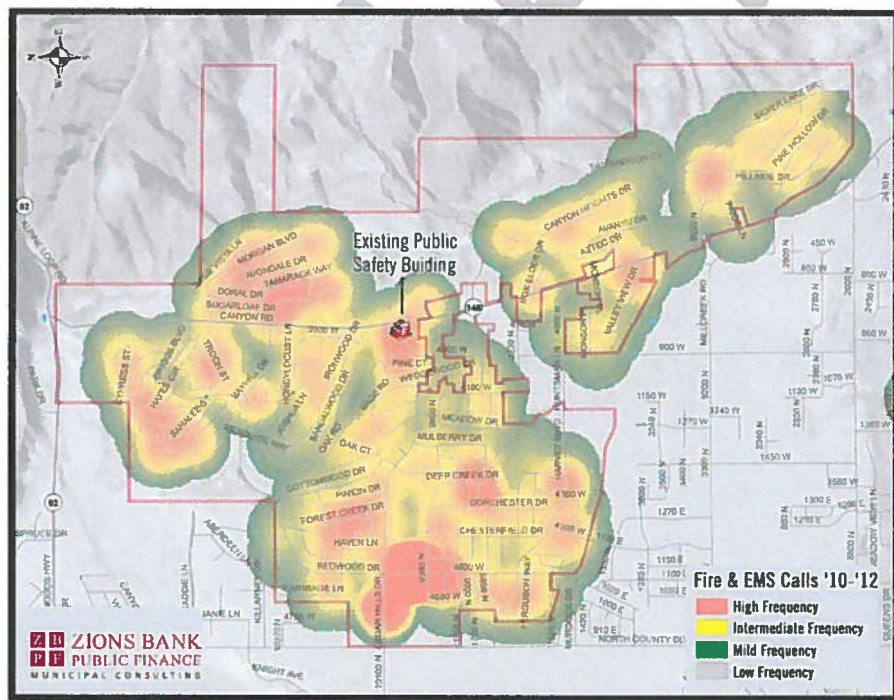


FIGURE 4: MAP DISPLAYING THE FREQUENCY OF CALLS FROM 2010 TO 2012

CEDAR HILLS PUBLIC SAFETY IMPACT FEE FACILITIES PLAN

CURRENT FOUR MINUTE RESPONSE TIME

A four minute response time is the generally accepted ideal goal for Public Safety response times—as discussed in the Impact Fee Facilities Plan. The following map displays the City's current response time from the existing public safety building.

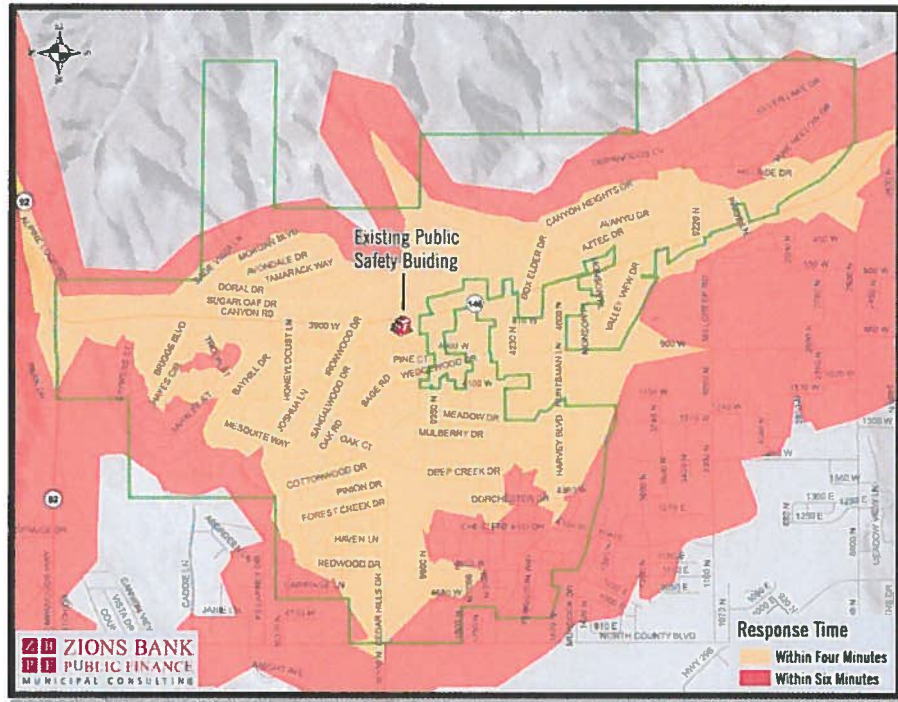


FIGURE 5. CURRENT RESPONSE TIMES FOR THE PUBLIC SAFETY SERVICES OF CEDAR HILLS

FUTURE PUBLIC SAFETY INFRASTRUCTURE

With no official plans for the boundaries of Cedar Hills to expand, it is clear from the map above that the existing public safety building allows fire and EMS services to provide adequate response time coverage. Given this fact and the relatively minor growth expected in population, businesses, and other development, it is not anticipated that any additional public safety facilities will be needed. This is consistent with the goals of the City and also the recommendations of NFPA 1710 and the ISO standards (as explained in the IFFP).

CHAPTER 3: LEVEL OF SERVICE ANALYSIS

LEVEL OF SERVICE DEFINITION

According to State statute, impact fees cannot be used to correct deficiencies in the system or increase the level of service (LOS) over what currently exists. One way to determine if the level of service has been exceeded is to measure the current square footage of public safety infrastructure per emergency call and compare it to what is planned for the future. This analysis has been completed and is contained in this chapter.

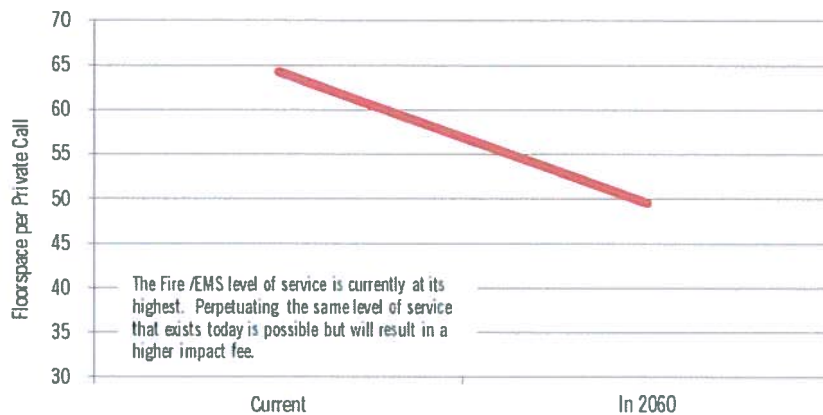
THE CURRENT AND FUTURE LEVEL OF SERVICE

The current and future LOS goal to be maintained by the Public Safety department is displayed in the following table. The current and future floor space of the Public Safety department is based on the existing infrastructure described in chapter 3 and the emergency call volumes presented in chapter 2 of the Impact Fee Analysis (IFA).

TABLE 2: CURRENT AND PROJECTED FACILITY FLOOR SPACE LEVEL OF SERVICE FOR PUBLIC SAFETY

Time Frame	Floor Space Added	Total Floor Space	Total Private Calls to be Served*	SF per Call
Current	-	10,327	161	64.3
In 2060	-	10,327	208	49.5

*Current is based on three year average of 2010 to 2012



CHAPTER 4: FINANCING ELEMENT

MANNER OF FINANCING

The City has funded the capital infrastructure for public safety primarily through property taxes and sales tax collected from existing residents. Impact fees cannot reimburse costs funded through federal grants and other funds that the City has received for capital improvements without an obligation to repay. The amounts included in this calculation are those that have been funded by the existing residents and businesses through fees and taxes.

Additionally, the Impact Fees Act requires the Proportionate Share Analysis to demonstrate that impact fees paid by future development are an equitable method for funding growth-related infrastructure. Existing users have funded and will continue to fund the share of costs proportionate to the number of existing calls relative to the future number of calls. In other words, existing users will always be responsible for their share of the system. The remaining portion of existing excess capacity costs will be fairly passed on to future development.

TAX REVENUES

Tax revenues (property and sales) and are the primary source of revenue for the City for public safety services. The City has authority to collect a portion of the property and sales taxes within its boundaries. The revenues collected can cover the operational expenses, non-impact fee qualifying capital expenses and other general needs of the the City of Cedar Hills Public Safety services.

FEDERAL AND STATE GRANTS AND DONATIONS

Grants and donations are not currently contemplated in this analysis. Grants or other funds that do not require repayment (not including developer exactions toward impact fee payment) must be considered in the analysis as an impact fee should not be collected for a project or expense otherwise covered through a grant or other revenue source without an appropriate credit.

IMPACT FEES

This Impact Fee Analysis calculates a fair and reasonable fee that future development should pay to fund the portion of the existing facility that will benefit future development.

Impact fees have become an ideal mechanism for funding growth-related infrastructure. Impact fees are charged to ensure future development pays its proportionate share of the costs for the development of public infrastructure. Impact fee revenues can also be attributed to the future expansion of public infrastructure if the revenues are used to maintain an existing level of service. Increases to an existing level of service cannot be funded with impact fee revenues. Analysis is required to accurately assess the true impact of a particular user upon the City infrastructure and to prevent existing users from subsidizing new growth attributed to future development.

DEVELOPER DEDICATIONS AND EXACTIONS

Developer exactions are not the same as grants (which should be eliminated from the impact fee calculation). Developer exactions may be considered in the inventory of current and future public safety infrastructure. If a developer constructs a fire station or dedicates land within the development, the value of the dedication is credited against that particular developer's impact fee liability.

Public safety infrastructure is considered to be a system improvement, not a project improvement as defined in UCA 11-36a-102. Thus, an impact fee credit would still be due by the developer and the dedication / exaction would be classified in the inventory as if it had been funded directly by the City through impact fees collected.

If the value of the dedication / exaction is less than the development's impact fee liability, the developer will owe the balance of the liability to the City. If the value of the improvements dedicated is worth more than the development's impact fee liability, the City must reimburse the difference to the developer from impact fee revenues collected from other developments.

PROPOSED CREDITS OWED TO DEVELOPMENT

The Impact Fees Act requires that credits be granted to development for future fees that will pay for growth-driven projects included in the Impact Fee Facilities Plan that would otherwise be paid for by the City. Credits may also be granted to developers who have constructed and donated facilities to the City in-lieu of impact fees. This situation does not apply to developer exactions or improvements required to offset density or as a condition of development. Any project that a developer funds must be included in the Impact Fee Facilities Plan if a credit is to be issued.

EQUITY OF IMPACT FEES

Impact fees are intended to recover the costs of capital infrastructure that relate to future development. The method used in this analysis has resulted in an equitable fee. Future users will not be expected to fund any portion of the public safety building will benefit existing residents. The impact fee calculations are structured so that new residents and businesses will pay for the excess capacity of the public safety building identified in the proportionate share analysis.

IMPACT FEE CERTIFICATION

In accordance with Utah Code Annotated, 11-36a-306(2), Matthew Millis on behalf of Zions Bank Public Finance, makes the following certification:

I certify that the attached Impact Fee Analysis:

1. Includes only the cost of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. Does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. cost of qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology
 - i. that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
3. Offsets costs with grants or other alternate sources of payment where possible; and
4. Complies in each and every relevant respect with the Impact Fees Act.

Matthew Millis makes this certification with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plan (IFFP) made in the IFFP or in the Impact Fee Analysis are followed in their entirety by the City of Cedar Hills.
2. If all or a portion of the IFFP or Impact Fee Analysis are modified or amended, this certification is no longer valid.
3. All information provided to Zions Bank Public Finance, its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by the City of Cedar Hills and outside sources.

Dated: January 24, 2014

ZIONS BANK PUBLIC FINANCE



By Matthew Millis



SUPPLEMENTAL INFORMATION

APPENDIX

The following tables and data were used to complete the previous analysis and also contain supplemental information.

A: Impact Fee

B: Impact Fee Components

C: Proportionate Share Analysis

D: Level of Service

E: Land Use & Demographic Summary

F: Emergency Call Summary

G: Emergency Call Details

H: Existing Facilities

I: Funding Sources

J: Census and GOPB Data

A: IMPACT FEE

	A	B	C	D	
1	Recommended Public Safety Impact Fees Per Unit				
2	Public Safety Impact Fee Categories				
3	Cost per Call X Calls per Unit = Fee per Unit				
4	Residential				
5	Residential Unit				
6	Non Residential				
7	Private Non Residential (1kSF Floor space)				
8	Nursing Homes (1kSF Floor space)				
9	Big Box Retail (1kSF Floor space)				
10	Non Standard Development Public Safety Impact Fee Formula				
11	Public Safety Cost Per Call Unique Project Assessment				
12	\$9,488.69 x Number of Annual Fire/ EMS Calls Projected to be Created = Customized Impact Fee				
13	A	B	C	D	
14					

B: IMPACT FEE COMPONENTS

	A	B	C	D	E	F	
1	Public Safety Impact Fee Cost per Call						1
2	Cost Category	Impact Fee Qualifying Cost	X % to Growth	= Impact Fee Qualifying Cost Assigned to New Growth	÷ Future Calls	= Cost per Call	2
3	Existing Improvements						3
4	Existing Facilities	\$1,936,945	22.92%	\$444,034	48	\$9,291.98	4
5	Total	\$1,936,945		\$444,034	48	\$9,291.98	5
6	Future Improvements						6
7	Future Facilities within 10 Years	\$0	-	-	-	-	7
8	Impact Fee Fund Balance *	\$0	-	-	-	-	8
9	Total	\$0		\$0		\$0.00	9
10	Studies						10
11	Cost of Current Public Safety Impact Fee Study	\$9,400	100%	\$9,400	48	\$196.71	11
12	Total	\$9,400		\$9,400		\$196.71	12
13	Grand Total	\$1,946,345		\$453,434		\$9,488.69	13
14	Note: Minor discrepancies in this and other tables are due to rounding.						14
15	* The Impact Fee Fund Balance is zero because all fees received are used to repay the General Fund for infrastructure already built.						15
	A	B	C	D	E	F	

C. PROPORTIONATE SHARE ANALYSIS

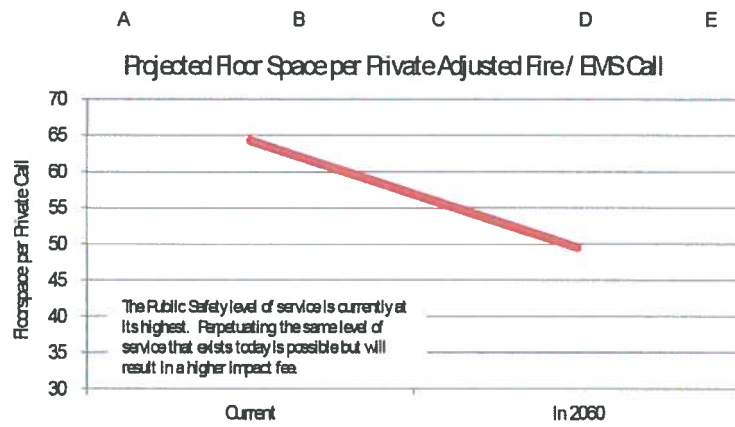
	A	B	C	D	E	
1	Summary of Public Safety Facilities					1
2	Time Frame	Public Safety Floorspace	% of Buildout Floor Space	Private Fire/ EMS Calls Served	% Serving	2
3	Existing	10,327	100.0%	161	77.1%	3
4	Future Growth	0	0.0%	48	22.9%	4
5	At Buildout	10,327	100.0%	208	100.0%	5
6						6
7	Proportionate Share of Public Safety Facilities					7
8	Time Frame		Impact Fee Qualifying Cost of Facilities	% Responsible For	Dollar Amount Responsible For	8
9	Existing		\$1,836,945	77.08%	\$1,492,911	9
10	Future Growth		\$1,836,945	22.92%	\$444,034	10
	A	B	C	D	E	

D. LEVEL OF SERVICE

Public Safety Level of Service based on Floor Space per Private Fire/ BMS Call

Time Frame	Floor Space Added	Total Floor Space	Total Private Calls to be Served*	SF per Call
Current	-	10,327	161	64.3
In 2060	-	10,327	208	49.5

*Current is based on three year average of 2010 to 2012



E. LAND USE & DEMOGRAPHIC SUMMARY

Existing and Future Population, Housing Units, and Private Non-Residential Floor Space (measured in gross thousand square foot increments, KSF)					
Existing Development			Future Development to be Added		Existing + Future
Residential Units	Population	Units	Population	Units*	Population
Single Family	8,790	2,190	1,716	428	10,506
Multi Family	1,169	291	228	57	1,394
Total	9,957	2,481	1,943	484	11,900
Non-Residential Units			Non-Residential Units		Existing + Future
Estimated Acres	Estimated KSF	Estimated Acres	Estimated KSF*	Estimated Acres	Estimated KSF
Private Non-Residential A	70.0	100.0	69.0	98.6	139.0
Nursing Home	3.0	41.0	1.5	20.5	4.5
Big Box Retail	10.0	120.0	10.0	120.0	20.0
Total	83	261.0	80.5	239.1	163.5

Source: Cedar Hills City Planning Department, Utah County Assessment, 2009; US Census, and Cedar Hills Public Works - 2013 survey

*Future units are based on a 2007 US Census estimate of housing density per acre and square foot

*Future non-residential development will include retail, office, and industrial uses and is subject to future market conditions

*Future non-residential development will include retail, office, and industrial uses and is subject to future market conditions

Note: Minor discrepancies in this and other tables are due to rounding

Housing Units

	2010 Census	2010-12	Existing Total
Total Housing Units	2,441	40	2,481
Occupied Housing Units	2,355	39	2,394
% Single Family	88.4%	75.0%	88.3%
% Multi Family	11.6%	25.0%	11.7%

Source: US Census, 2010; US Census, Utah County Assessment, 2009; Cedar Hills Public Works

*Single Family = single-unit detached; all other units are considered "Multi-Family" for project site assessment purposes

Housing Units + New Building Permits Issued from 2010 to 2012

	2010 Census Units	2010 Permits	2011 Permits	2012 Permits	Existing Total
Single Family	2,159	8	16	8	2,190
Multi Family	283	0	0	8	291
Permits + Housing Units		8	16	16	2,481

Source: Utah County Assessment and Planning Department, 2009

Note: It was assumed that all permits issued in Cedar Hills from 2010 to 2012 resulted in new housing units

Population, Persons per Housing Unit, and Private Non-Residential Building Space: Historical and Projected

	2010	2013	2020	2030	2040	2050	2060
Census & BEER Derived Population	9,798	9,957	10,776	10,894	11,699	11,800	11,800
COG Housing Projections							
Cedar Hills Housing Units	2,441	2,481	2,674	2,712	2,913	2,940	2,965
Cedar Hills Persons per Housing Unit	4.01	4.01	4.01	4.01	4.01	4.01	4.01
Cedar Hills Private Non-Residential Space (KSF)	261.0	261.0	369.5	369.5	468.5	482.2	500.1
Cedar Hills Private Non-Residential Space SF per Capita	26.2	33.2	33.4	34.0	40.1	40.9	42.0

Source: US Census, 2010; Utah County Assessment and Planning Department, 2009; Cedar Hills Public Works

Note: Persons per housing unit is the population per the density of total housing units and just occupied units

2012 Non-Residential Square Feet Estimates for Utah County and Surrounding Counties - For Use in Comparing the Existing and Future Non-Residential SF Estimates in Cedar Hills

	County	Salt Lake	Summit	Utah	Washington	Valley	Weighted Average
2012 Population Estimate	375,809	1,063,842	36,003	540,924	144,809	236,640	-
2012 Office SF	2,552,553	32,388,076	1,240,694	10,085,142	2,258,224	2,241,928	-
Office SF per Capita	8.1	30.4	32.6	18.7	15.6	9.5	21.7
2012 Retail SF	8,080,087	38,777,170	2,788,362	12,540,030	5,071,035	5,973,266	-
Retail SF per Capita	25.6	36.5	73.6	23.2	35.0	25.2	31.3
2012 Industrial SF	28,552,499	115,216,737	401,572	32,028,094	7,987,268	32,600,974	-
Industrial SF per Capita	84.1	108.3	10.6	59.3	55.2	138.1	91.8
Total SF of Measured Non-Residential	37,185,109	186,390,983	4,442,648	54,654,329	15,316,527	40,905,168	-
Total SF of Measured Non-Residential per Capita	117.7	175.2	118.8	101.1	105.9	172.9	144.8

Source: US Census, Commerce Real Estate Solutions 2012 Year-End Market Review

Ratio of Single Family to Multi-Family Residential in the City			
Existing Residential	% of Total	Future Residential	% of Total
Single Family	88.3%	Single Family	88.3%
Multi Family	11.7%	Multi Family	11.7%

Source: US Census, 2010; Utah County Assessment and Planning Department, 2009; Cedar Hills City Planning Department

Square Feet of Private Non-Residential Space per Capita

	Existing	Future Added	Existing + Future
Cedar Hills Population	9,957	1,943	11,900
Cedar Hills Non-Residential SF (KSF)	261.000	239.071	500.071
SF per Capita	26.2	123.0	42.0

Source: US Census, Utah County Assessment and Planning Department, 2009; Cedar Hills Public Works

F. EMERGENCY CALL SUMMARY

Average Historic Calls per Unit to Private Development Types			
Development Type	Average 2010 - 2012		
Residential			
Fire & EMS Calls			127
Units			2,481
Single Family Calls per Unit			0.051
Private Non Residential			
Fire & EMS Calls			7
Units (kSF)			100
Private Non Residential Calls per Unit			0.073
Nursing Homes			
Fire & EMS Calls			22
Units (kSF)			41
Nursing Home Calls per Unit			0.528
Big Box Retail			
Fire & EMS Calls			5
Units (kSF)			120
Big Box Retail Calls per Unit			0.042

Sources: Utah County Dispatch, Utah County Assessor, BHR, US Census, and ZFF GIS Analysis

Projected Future Private Fire & EMS Emergency Calls based on Future Units and Call Rate

Projected Future Private Fire/ EMS Calls			
Development Type	Future Units	Calls per Unit	Projected Future Calls*
Residential (Units)	484.3	0.051	25
Private Non Residential (kSF)	98.6	0.073	7
Nursing Homes (kSF)	20.5	0.528	11
Big Box Retail (kSF)	120.0	0.042	5
Total Undeveloped Future Private Calls			48

* Projected Future Calls are based only on future units in addition to existing calls from existing units

Existing and Future Private Fire & EMS Calls

Existing and Future Private Fire/ EMS Calls			
Development Type	Existing (3 yr Avg)	Future	Existing + Future
Residential (Units)	127	25	151
Private Non Residential (kSF)	7	7	15
Nursing Homes (kSF)	22	11	33
Big Box Retail (kSF)	5	5	10
Total	161	48	208

A

B

C

D

G EMERGENCY CALL DETAILS

Fire & EMS Calls responded to from 2010 to 2012

Category	2010	2011	2012	3 yr Total	Average	% of Total
Residential	107	162	111	380	126.7	66.8%
Private Non Residential	7	6	9	22	7.3	3.9%
Nursing Homes	16	26	23	65	21.7	11.4%
Big Box Retail	2	4	9	15	5.0	2.6%
Traffic	7	5	9	21	7.0	3.7%
Public Land Uses	18	12	17	47	15.7	8.3%
Total within the City	157	215	178	550	183.3	96.7%
Mutual Aid	7	7	5	19	6.3	3.3%
All Calls, All Areas	164	222	183	569	189.7	100.0%

* Although the Interstate runs through the City, all emergency calls to the Interstate were accounted for separately

Note: Minor discrepancies in this and other tables are due to rounding

A B C D E F G

H EXISTING FACILITIES

	A		B		C		D	
1	Summary of Existing Public Safety Facilities							1
2								2
3	Summary of Existing Public Safety Facilities							3
4	Location	Year Constructed / Purchased	Acres		SF of Space	% to Fire	Cost	4
5	Existing Cedar Hills Public Safety Building	2000	-		10,327	100%	\$1,781,945	5
6	Existing Cedar Hills Public Safety Building Land	1999	1.50		-	100%	\$155,000	6
7	Total Devoted to Fire/ EMS Services		1.50		10,327	100%	\$1,936,945	7
8								8
	A		B		C		D	

I: FUNDINGSOURCES

	A	B	C	D	E	F	G	
1	Sources of Funding							1
2	Building / Property	State or Federal Funding	% Funded	Other Non Impact Fee Qualifying Funding	% Funded	Funding from the City	% Funded	2
3	Portion Belonging to Fire/ EMS Services							3
4	Existing Cedar Hills Public Safety Building	-	0%	-	0%	\$1,781,945	100%	4
5	Existing Cedar Hills Public Safety Building Land	-	0%	-	0%	\$155,000	100%	5
6	Total	-	0%	-	0%	\$1,936,945	100%	6
7	A	B	C	D	E	F	G	7

J. Census and GOB Data

Housing Units and Population

Location	Housing Units	HU Occupied	PPHU (Occupied)	Population	GOB Projections				
	2010	2010	2010	2010	2020	2030	2040	2050	2060
Cedar Hills City	2,441	2,355	4.16	9,796	10,733	10,884	11,689	11,800	11,900

Source: 2010 US Census, Utah Governor's Office of Planning and Budget

Single Family vs. Multi Family

Location	Total	Single Family		Multi Family		Multi Family Details							
	All Types	1-unit, detached	%	All other	%	1-unit, attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20+ units	Mobile home	Other
Cedar Hills City	2,228	1,970	88.4%	258	11.6%	188	12	32	0	0	10	16	0

Source: 2007 to 2011 5 Year American Community Survey

Note: For the purposes of this study all housing types except 1-unit detached are considered multi family



IMPACT FEE

Analysis

PUBLIC SAFETY

THE CITY OF CEDAR HILLS

DRAFT

ZIONS BANK PUBLIC FINANCE

JANUARY 23, 2014



IMPACT FEE Analysis

PUBLIC SAFETY

THE CITY OF CEDAR HILLS

DRAFT

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ZIONS BANK PUBLIC FINANCE  MUNICIPAL CONSULTING

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EXECUTIVE SUMMARY

WHAT IS AN IMPACT FEE?

An impact fee is a one-time exaction in the form of a fee, charged by a local government to new development to recover all or a portion of the costs of providing services to new development. Public safety impact fees will be collected for future demand of services associated with the use of public safety infrastructure in the City of Cedar Hills (the City).

Impact fees are a common and equitable way to share the costs of infrastructure between existing and future residents. According to a survey completed in 2012, 28 states actively employ impact fees as a method of funding.¹ Utah adopted its first impact fee legislation into the Utah Code in 1995, with its most recent update in 2011 with the Recodified Impact Fees Act, Title 11, Chapter 36a.

WHY ARE IMPACT FEES NECESSARY?

Without impact fees, new development may not pay its fair share of the infrastructure built to support its existence. This would arguably require existing residents to pay for facilities and services that would serve new development. Utilizing impact fees to pay a portion of the costs associated with public safety infrastructure puts future users on an equal basis with existing users—who have been paying impact fees, property taxes, sales taxes, user fees and/or other revenue sources in order to generate the revenue required to provide needed infrastructure.

The recommended impact fee structure presented in this Impact Fee Analysis has been prepared to satisfy Utah State Code Title 11, Chapter 36a, Sections 1-5 (the Impact Fees Act). To ensure sufficient and proper funding, the City has retained Zions Bank Public Finance (ZBPF, Zions) to evaluate and calculate the maximum equitable impact fee the City may assess in compliance with the Impact Fees Act.

WHY IS CEDAR HILLS ASSESSING IMPACT FEES FOR PUBLIC SAFETY?

The existing public safety building has latent capacity which can be used to serve new growth. This was intentional, as the City built more than was needed so that the facility could serve future residents as well as existing residents. Impact fees collected for public safety will be used to repay the City for this latent capacity. In order to charge impact fees for public safety this Impact Fee Analysis was commissioned with the following considerations:

- ☐ This analysis complies with most recent Utah State Impact Fees Act which was enacted in May 2011; and
- ☐ This analysis utilizes the most up-to-date call data, land use data, and demographic data in order to accurately calculate the proportionate share which new growth should be responsible for; and
- ☐ This analysis clearly defines the current and future level of service that the City will provide, ensuring that the current level of service is not exceeded with funds collected from impact fees.

WHERE WILL THE IMPACT FEES APPLY?

The proposed impact fees will be assessed throughout the entire Service Area. The established Service Area includes all areas within the current the City of Cedar Hills limits.

¹“National Impact Fee Survey, 2012” completed by Duncan Associates: http://impactfees.com/publications%20pdf/2012_survey.pdf

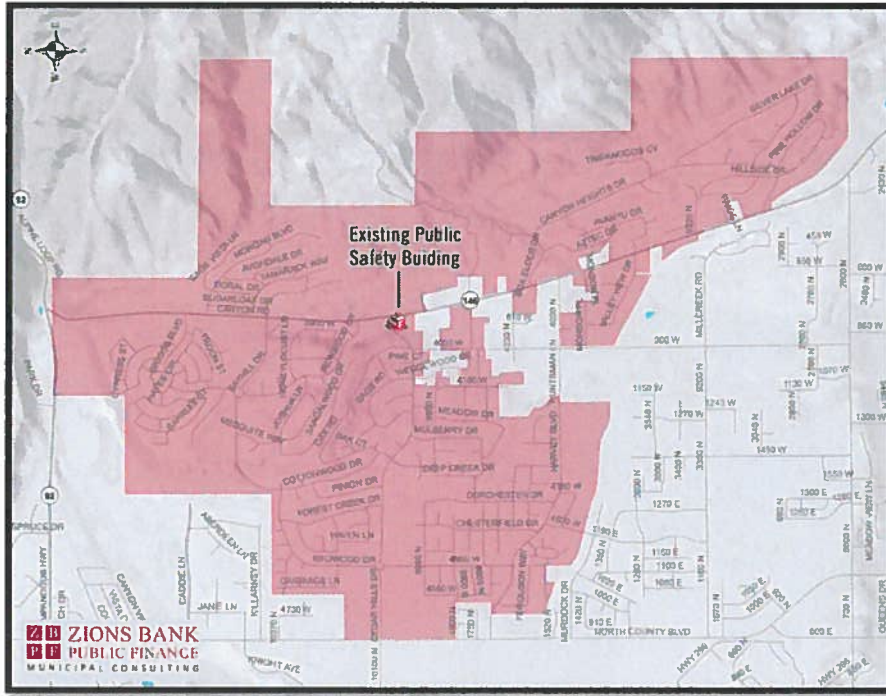


FIGURE 1: THE CITY OF CEDAR HILLS BOUNDARY AND PUBLIC SAFETY IMPACT FEE SERVICE AREA

HOW ARE IMPACT FEES CALCULATED?

The general impact fee methodology designates a percentage of the public safety building as benefitting existing development and another percentage to serve new growth. The cost of the percentage of the facility that can serve new growth is calculated based upon the historic cost of the existing building—which is then divided by the number of additional calls which new development will add. A final fee based on specific land use categories is then calculated by multiplying the cost per call by the number of calls that each type of development typically generates.

WHAT COSTS ARE INCLUDED IN THE IMPACT FEE?

The public safety services considered in this analysis are: fire protection services and emergency medical services (EMS).

The impact fees proposed in the Public Safety Impact Fee Analysis are calculated based upon the costs of constructing:

- ☐ Historic cost of the existing facility and land dedicated to public safety; and
- ☐ Cost of professional services for preparing, planning, and preparation of the Impact Fee Facilities Plan and Impact Fee Analysis.

WHAT COSTS ARE NOT INCLUDED IN THE IMPACT FEE?

- ☐ Public safety operational and maintenance costs; or

CEDAR HILLS PUBLIC SAFETY IMPACT FEE ANALYSIS

- ☐ Cost of facilities funded by grants or other funds which the City is not required to repay; or
- ☐ Cost of renovating or reconstructing facilities which do not provide new capacity or needed enhancement of services to future development.

It should also be noted that this analysis does not directly consider public safety services which are provided for areas outside of the City. These services are provided based on mutual aid agreements which benefit Cedar Hills by allowing the City to receive mutual aid from other cities when assistance is needed. Therefore, the extra cost associated with this service is defrayed and does not need to be included in the impact fee analysis.

HOW WILL NEW GROWTH AFFECT THE CITY?

Until development reaches its maximum density there is a reserve capacity in the existing public safety facility that can still be used to serve new growth.

WHAT IS THE NEW CALCULATED FEE?

The impact fees have been calculated with all the aforementioned considerations. The fees proposed in the table below represent the maximum impact fee allowed by law that the City may assess new development. The City will impose, collect and oversee all aspects of the impact fees.

TABLE 1. MAXIMUM PUBLIC SAFETY IMPACT FEE ASSESSMENT

Public Safety Impact Fee Categories	Cost per Call	X	Calls per Unit	=	Fee per Unit
Residential					
Residential Unit	\$9,488.69		0.051		\$484.44
Non Residential					
Private Non Residential (kSF Floor space)	\$9,488.69		0.073		\$695.84
Nursing Homes (kSF Floor space)	\$9,488.69		0.528		\$5,014.35
Big Box Retail (kSF Floor space)	\$9,488.69		0.042		\$395.36

The following definitions and policies apply:

- ☐ The "Residential" category includes any residential structure both single-family and multi-family. One dwelling is equal to one unit. The fee for a one unit, two unit, or ten unit structure (or any number of units) is to be calculated the same way. The number of units is multiplied by the "Residential" fee per unit to arrive at the final fee.
- ☐ The "Private Non-residential" category includes all building square footage associated with private non-residential land uses (and also schools; both public and private). This includes all commercial activity such as offices and retail, as well as churches, medical facilities, and other private institutions. The final fee is based on the total square footage of the structure. Each 1,000 square foot (kSF) increment of building space is equal to one unit. The total amount of square feet should be divided by 1,000 square foot increments to arrive at the total number of units. For example, a 10,300 square foot building is equal to 10.3 units. The number of units is then multiplied by the "Private Non-residential" fee per unit to arrive at the final fee.
- ☐ The "Nursing Homes" category includes all building square footage associated with assisted living facilities, including nursing homes and long term care facilities. The final fee is based on the total square footage of the structure. Each 1,000 square foot (kSF) increment of building space is equal to one unit. The total amount of square feet should be divided by 1,000 square foot increments to arrive at the total number of units. For example, a 20,300 square foot building is equal to 20.3 units. The number of units is then multiplied by the "Nursing Homes" fee per unit to arrive at the final fee.

CEDAR HILLS PUBLIC SAFETY IMPACT FEE ANALYSIS

- The "Big Box Retail" category includes all building square footage associated with large retail facilities that are defined as big box retail by the City's code. The final fee is based on the total square footage of the structure. Each 1,000 square foot (kSF) increment of building space is equal to one unit. The total amount of square feet should be divided by 1,000 square foot increments to arrive at the total number of units. For example, a 100,300 square foot building is equal to 100.3 units. The number of units is then multiplied by the "Big Box Retail" fee per unit to arrive at the final fee.

Occasionally a private project is constructed which has a unique impact on the community and does not easily fit into any of the major land use categories used in the previous tables to assess impact fees. In addition, a private project may fit into one of the land use categories listed above but may have an unusually high or low number of anticipated calls.

The City of Cedar Hills reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that a unique project may have upon Public Safety services. As well, those individuals and/or organizations subject to an impact fee also have the ability to request the City to review an exception. Whichever party initiates the review for an exception has the burden of proof to justify the higher or lower fee based on the formulas explained below.

To determine the impact fee for a non-standard use, the formula presented below should be utilized. The variable in this formula is the number of annual calls (emergency calls to the fire department) projected to be created by the non-standard use in question. The number of annual calls projected for a non-standard use should be well documented using specific and recent data from The City of Cedar Hills or other cities which closely resemble The City of Cedar Hills in population size and overall character.

TABLE 2: NON-STANDARD USER IMPACT FEE FORMULA FOR PUBLIC SAFETY

Public Safety Cost Per Call		Unique Project		Assessment	
\$9,488.69	x	Number of Annual Fire / EMS Calls Projected to be Created	=	Customized Impact Fee	

MAXIMUM LEGAL IMPACT FEE

The City Council has the discretion to set the actual impact fees to be assessed, but they may not exceed the maximum allowable fee calculated in this Impact Fee Analysis as contained in Tables 1 and 2.

CHAPTER 1: INTRODUCTION AND PROJECT OVERVIEW

THE CITY OF CEDAR HILLS PUBLIC SAFETY SERVICE AREA

According to the U.S. Census, the population of Cedar Hills in 2010 was 9,796. The 2013 estimated population is 9,957. As previously mentioned, the current City boundaries are also the boundaries of the public safety impact fee service area.

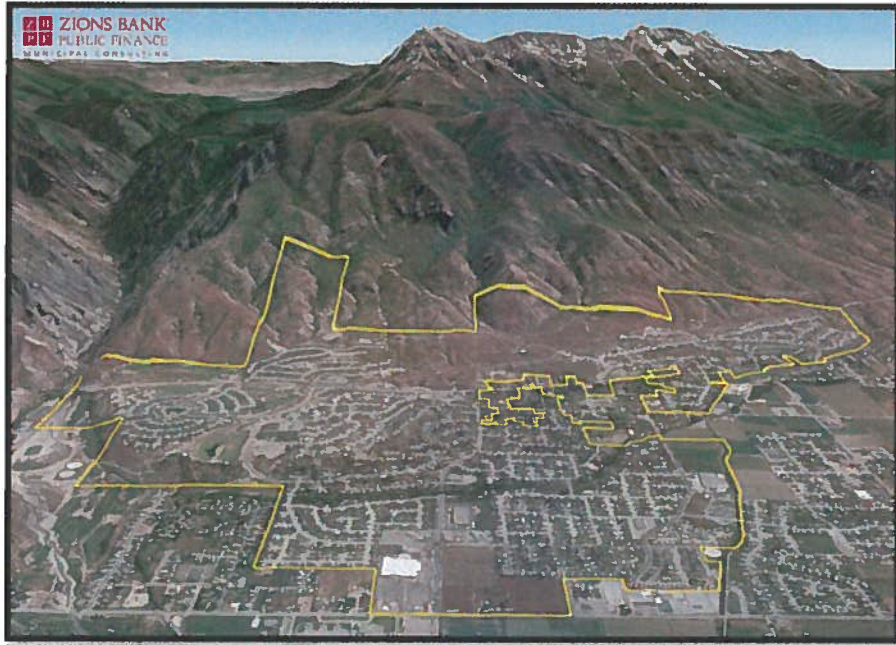


FIGURE 2: THE CITY OF CEDAR HILLS AND LOOKING EAST WITH MOUNT TIMPANOGOS IN THE BACKGROUND

LAND USE AND SERVICE CALLS

Determining the existing and future land use of The City of Cedar Hills is an essential part of calculating an impact fee. Details on existing and future residential and non-residential development are contained in Chapter 2.

FIRE AND EMS SERVICE CALLS

Currently, 100% of the public safety building is being used for fire and EMS services. The City has a three year average of 161 total private fire and EMS calls per year (190 total including public calls). By the year 2060, it is anticipated that



CEDAR HILLS PUBLIC SAFETY IMPACT FEE ANALYSIS

208 total private fire and EMS calls will be added. Greater detail on the number of calls to specific land uses is contained in Chapter 2.

Private calls are those which are made to private land uses, such as residences, businesses, churches, nursing homes and offices, etc. Public calls are those which are made to public land uses such as public land, parks or roads, etc. Generally, impact fees are calculated by separating private calls from public calls and assessing impact fees to private development based on the proportion of historic calls per unit each private land use generates.

Although schools may be considered public, the Utah Impact Fees Act does allow certain municipal utilities and services to levy an impact fee on both private and public schools. Cedar Hills reserves the right to assess all schools an impact fee for public safety. For the purposes of assessment, schools would be included in the private non-residential category.

EXISTING AND FUTURE PUBLIC SAFETY FACILITIES

The number and type of existing and future facilities needed for public safety service coverage in Cedar Hills has been catalogued. Currently, Cedar Hills maintains one central public safety building, with no plans for future infrastructure.

EXISTING INFRASTRUCTURE COSTS

The costs associated with the existing public safety facility have been calculated. Details on the existing cost of infrastructure are contained in Chapter 3 and 4.

LEVEL OF SERVICE

The Impact Fees Act specifically prohibits the use of impact fees to cure existing deficiencies in infrastructure or to construct infrastructure that provides a level of service per user that is higher than the existing level of service. Furthermore, impact fees cannot be used to maintain a level of service for current system users by funding the repair and/or replacement of existing facilities. The historic and projected level of service for public safety services in the City is based upon floor space already constructed within the City. This floor space is tied to the number of calls in each land use category. This provides a level of service which can be used in evaluating whether the infrastructure in the City is in compliance with the level of service restrictions contained in the Impact Fees Act.

When it comes to protecting property and especially life, zero loss would be the ideal goal. However, constraints of resources make it impossible to locate a public safety building on every corner. Therefore, decisions must be made to enable the best protection possible under the circumstances. Details on the coverage and service goals of Cedar Hills can be found in greater detail in the Impact Fee Facilities Plan.

SUMMARY OF PROPORTIONATE SHARE ANALYSIS

As part of this analysis, the Utah Impact Fees Act requires that the calculated impact fee be roughly proportionate and reasonably related to the impact caused by the development activity. Ideally, implementing an impact fee to pay for needed infrastructure caused by future development places a burden on future users that is equal to the burden that was borne in the past by existing users (Utah Impact Fees Act, 11-36a-304(2) (c) (d)). Chapter 6 explains the methodology and calculation of the Proportionate Share Analysis. Highlights of the analysis are contained below:

When completing a Proportionate Share Analysis the following points shall be considered:

1. The historic cost of the existing public safety facility;
2. The type of financing that was used;
3. Current and future levels of service; and
4. Determination that impact fees are justifiable.



CEDAR HILLS PUBLIC SAFETY IMPACT FEE ANALYSIS

As stated previously, part of the Proportionate Share Analysis is a consideration of the manner of funding for existing public facilities. The City has had the ability to fund infrastructure in the past through property tax revenue and sales tax revenue.

OUTSTANDING DEBT

The City has no outstanding bonds which relate to public safety in Cedar Hills.

IMPACT FEE CALCULATION

The impact fee calculations have been formulated to allow impact fees to fund 100% of the growth-related portion of facilities identified in the Proportionate Share Analysis as presented in this analysis. These impact fee calculations are contained in Chapter 7.

CHAPTER 2: LAND USE AND SERVICE CALLS

CURRENT AND FUTURE DEVELOPMENT

The estimates of current and future development in Cedar Hills were determined by using ESRI's geographic information systems (GIS) software, data from the Utah County Assessor's Office parcel database, data from the US Census and American FactFinder, demographic data and population projections the Utah Governor's Office of Planning and Budget (GOPB), and input and data from The City of Cedar Hills staff.

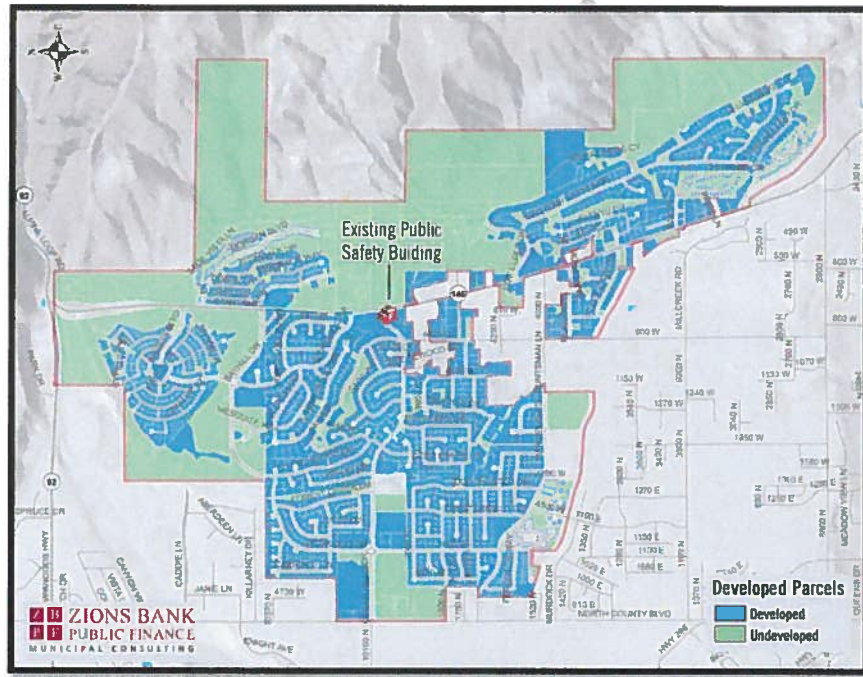


FIGURE 3: THE CITY OF CEDAR HILLS'S CURRENT BOUNDARY AND ESTIMATE OF CURRENT DEVELOPMENT

The first part of this analysis involved determining how much land in the City of Cedar Hills is currently developed. Combining City and County data resulted in the previous map, which illustrates the developed and undeveloped parcels within Cedar Hills's current City boundaries. This data was then reviewed with City staff and final estimates were derived. It should be noted that the category of "Undeveloped" includes land such as public space which will not be developed.

With current development acres estimated, it was then possible to further estimate the number of current acres for each individual land use category. This process was again undertaken with the direction of City planning officials who understand the City's unique characteristics.

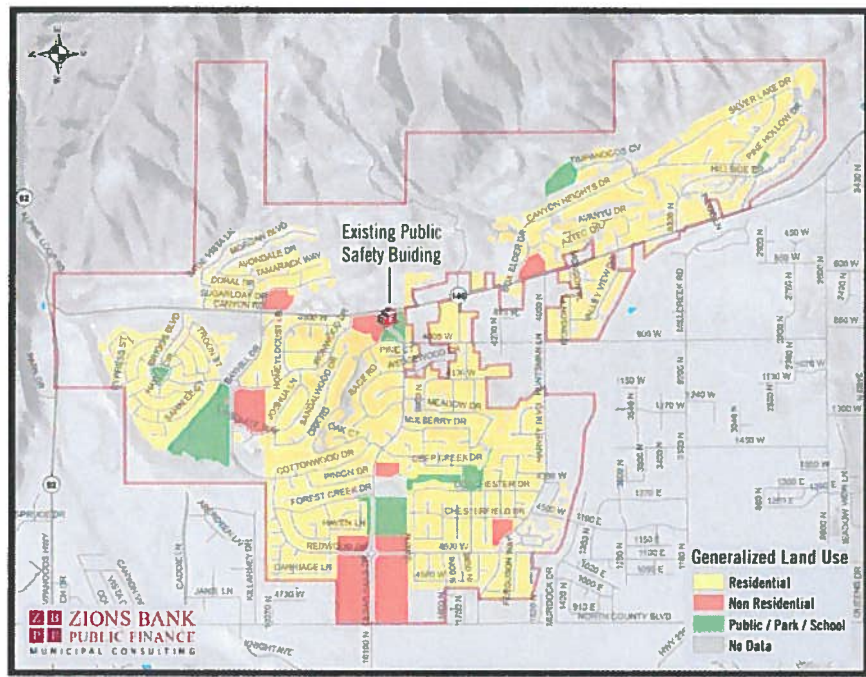


FIGURE 4: THE CITY OF CEDAR HILLS'S CURRENT BOUNDARY AND ESTIMATE OF CURRENT LAND USE

With acres for each land use category determined (for both existing development and future development), calculations were then made regarding the number of units. Future residential units are based on population projections provided by the GOPB. Current and future private non-residential units are based on estimates provided by the City of Cedar Hills and data from the Utah County Assessor's database. The non-residential category displayed in red in the map above includes land devoted to private non-residential, big box retail, and nursing homes. The table below summarizes the results of the land use and demographic analysis.

TABLE 3: EXISTING AND FUTURE LAND USE IN CEDAR HILLS

	Existing Development		Future Development to be Added		Existing + Future	
	Population	Units	Population	Units*	Population	Units
Residential Units						
Single Family	8,790	2,190	1,716	428	10,506	2,618
Multi Family	1,166	291	228	57	1,394	347
Total	9,957	2,481	1,943	484	11,900	2,965
Non Residential Units	Estimated Acres	Estimated kSF	Estimated Acres	Estimated kSF**	Estimated Acres	Estimated kSF
Private Non Residential ^	70.0	100.0	69.0	98.6	139.0	198.6
Nursing Home	3.0	41.0	1.5	20.5	4.5	61.5
Big Box Retail	10.0	120.0	10.0	120.0	20.0	240.0
Total	83	261.0	80.5	239.1	163.5	500.1

Source: Cedar Hills City Planning Department, Utah County Assessor, BEBR, US Census, and Zions Bank Public Finance GIS analysis

*Future units are based on a 2060 GOPB estimate divided by the current persons per housing unit figure

**Future non residential development estimates are from Cedar Hills and are based on current zoning and reverts; future specific use

^Private Non Residential = developed commercial, office, medical, retail, church buildings, etc. and do not include public land use buildings

Note: Minor discrepancies in this and other tables are due to rounding

LAND USE AND FUTURE CALLS

CURRENT CALL VOLUME

A summary of the current annual average private calls per unit for fire and EMS are contained in the following table. For more information regarding non private and total call volumes, see the Appendix.

TABLE 4: TOTAL PRIVATE FIRE CALLS PER UNIT BY DEVELOPMENT TYPE

Development Type	Average 2010 - 2012
Residential	
Fire & EMS Calls	127
Units	2,481
Single Family Calls per Unit	0.051
Private Non Residential	
Fire & EMS Calls	7
Units (kSF)	100
Private Non Residential Calls per Unit	0.073
Nursing Homes	
Fire & EMS Calls	22
Units (kSF)	41
Nursing Home Calls per Unit	0.528
Big Box Retail	
Fire & EMS Calls	5
Units (kSF)	120
Big Box Retail Calls per Unit	0.042

The current annual average call volume is divided by the total number of current units in each land use category (as determined in the previous land use analysis) to calculate the calls per unit. The calls per unit figure is then multiplied by the number of future units anticipated in each land use category. This results in the number of future service calls to be anticipated by future development. The following tables detail this calculation.

TABLE 5: EXISTING AND FUTURE PRIVATE PUBLIC SAFETY CALLS

Projected Future Private Fire / EMS Calls			
Development Type	Future Units	Calls per Unit	Projected Future Calls*
Residential (Units)	484.3	0.051	25
Private Non Residential (kSF)	98.6	0.073	7
Nursing Homes (kSF)	20.5	0.528	11
Big Box Retail (kSF)	120.0	0.042	5
Total Undeveloped Future Private Calls			48

Existing and Future Private Fire / EMS Calls			
Development Type	Existing (3 yr Avg)	Future	Existing + Future
Residential (Units)	127	25	151
Private Non Residential (kSF)	7	7	15
Nursing Homes (kSF)	22	11	33
Big Box Retail (kSF)	5	5	10
Total	161	48	208

* Projected Future Calls are based only on future units in addition to existing calls from existing units

To clarify, where the term "Future" is used, this refers to the number of units and calls that will be added in addition to the units and calls that already exist. Thus, there are three groups of calls being discussed: existing calls—those which existing development are responsible for, future calls—those which future added development will be responsible for, and existing plus future calls—this is the grand total of all calls projected to occur by 2060.

CHAPTER 3: EXISTING & FUTURE PUBLIC SAFETY FACILITIES

EXISTING PUBLIC SAFETY BUILDING

A summary of the existing Public Safety facilities are contained in the following table. Currently the City maintains one public safety building. This public safety building is currently being primarily utilized by the Lone Peak Fire Protection District which has been contracted by the City to provide fire and EMS coverage for the City.

TABLE 6: SUMMARY OF EXISTING PUBLIC SAFETY FACILITIES

Location	Summary of Existing Public Safety Facilities				
	Year Constructed / Purchased	Acres	SF of Space	% to Fire	Cost
Existing Cedar Hills Public Safety Building	2000	-	10,327	100%	\$1,781,945
Existing Cedar Hills Public Safety Building Land	1999	1.50	-	100%	\$155,000
Total Devoted to Fire / EMS Services		1.50	10,327	100%	\$1,936,945

EXISTING FIRE & EMS DEMANDS

The City of Cedar Hills currently maintains 10,327 SF of public safety infrastructure. This infrastructure is used to respond to a current average of 161 total private calls and 190 total calls. The frequency of these calls has been mapped and is displayed below.

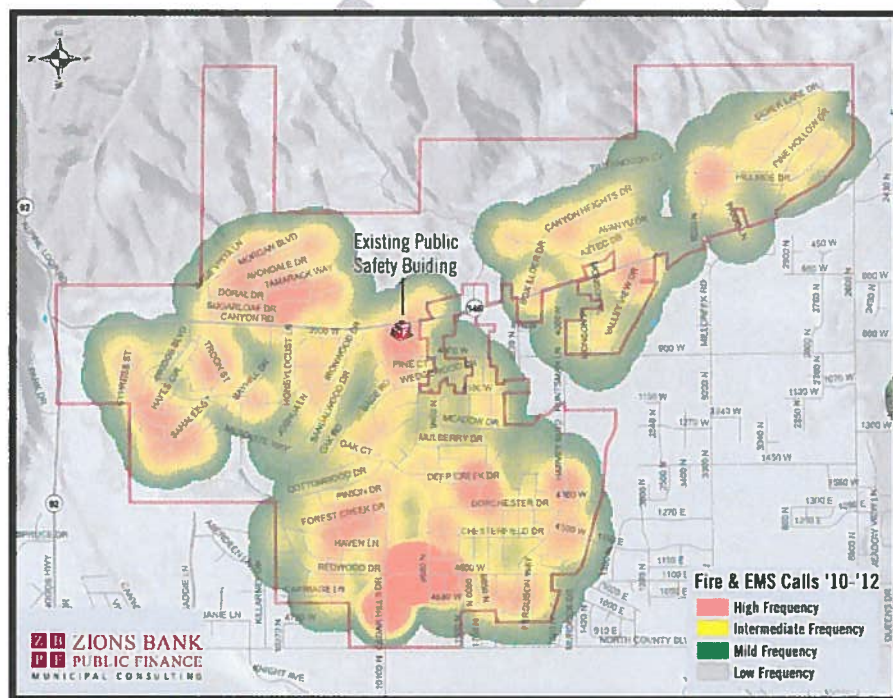


FIGURE 5: MAP DISPLAYING THE FREQUENCY OF CALLS FROM 2010 TO 2012

CEDAR HILLS PUBLIC SAFETY IMPACT FEE ANALYSIS

CURRENT FOUR MINUTE RESPONSE TIME

A four minute response time is the generally accepted ideal goal for Public Safety response times—as discussed in the Impact Fee Facilities Plan. The following map displays the City's current response time from the existing public safety building.

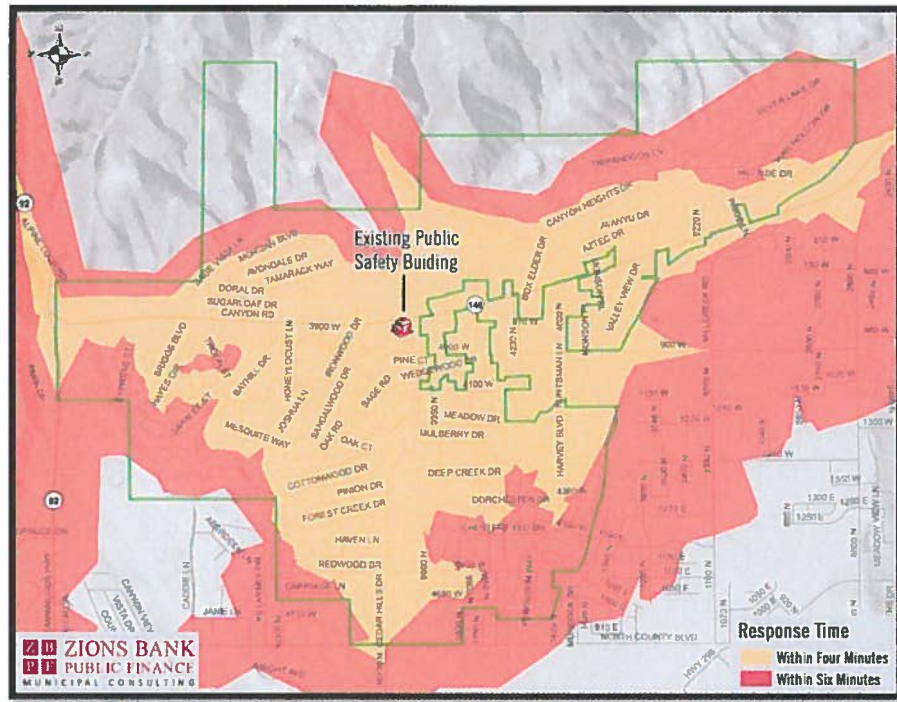


FIGURE 6-10: CURRENT RESPONSE TIMES FOR THE PUBLIC SAFETY SERVICES OF CEDAR HILLS

FUTURE PUBLIC SAFETY INFRASTRUCTURE

With no official plans for the boundaries of Cedar Hills to expand, it is clear from the map above that the existing public safety building allows fire and EMS services to provide adequate response time coverage. Given this fact and the relatively minor growth expected in population, businesses, and other development, it is not anticipated that any additional public safety facilities will be needed. This is consistent with the goals of the City and also the recommendations of NFPA 1710 and the ISO standards (as explained in the IFFP).

CHAPTER 4: EXISTING AND FUTURE INFRASTRUCTURE COSTS

COSTS

EXISTING FACILITIES AND SOURCES OF FUNDING

The table below reiterates the summary of Public Safety facilities, detailing the historic cost associated with the public safety building and land. The next table displays the funding sources which were used to pay for the public safety building and land.

TABLE 7: SUMMARY OF EXISTING PUBLIC SAFETY FACILITIES

Summary of Existing Public Safety Facilities					
Location	Year Constructed / Purchased	Acres	SF of Space	% to Fire	Cost
Existing Cedar Hills Public Safety Building	2000	-	10,327	100%	\$1,781,945
Existing Cedar Hills Public Safety Building Land	1999	1.50	-	100%	\$155,000
Total Devoted to Fire / EMS Services		1.50	10,327	100%	\$1,936,945

TABLE 8: SUMMARY OF FUNDING SOURCES

Building / Property	State or Federal Funding	% Funded	Other Non Impact Fee Qualifying Funding	% Funded	Funding from the City	% Funded
Portion Belonging to Fire / EMS Services						
Existing Cedar Hills Public Safety Building	-	0%	-	0%	\$1,781,945	100%
Existing Cedar Hills Public Safety Building Land	-	0%	-	0%	\$155,000	100%
Total		0%		0%	\$1,936,945	100%

FUTURE INFRASTRUCTURE

No new public safety facilities are planned for the future.

DEBT

EXISTING DEBT

The City has no outstanding bonds which relate to public safety in Cedar Hills. The City funded 100% of the public safety building and land with cash.

FUTURE DEBT

As the City has no plans for future public infrastructure, there is no need for future debt to be issued.

CHAPTER 5: LEVEL OF SERVICE ANALYSIS

LEVEL OF SERVICE DEFINITION

According to State statute, impact fees cannot be used to correct deficiencies in the system or increase the level of service (LOS) over what currently exists. One way to determine if the level of service has been exceeded is to measure the current square footage of public safety infrastructure per emergency call and compare it to what is planned for the future. This analysis has been completed and is contained in this chapter.

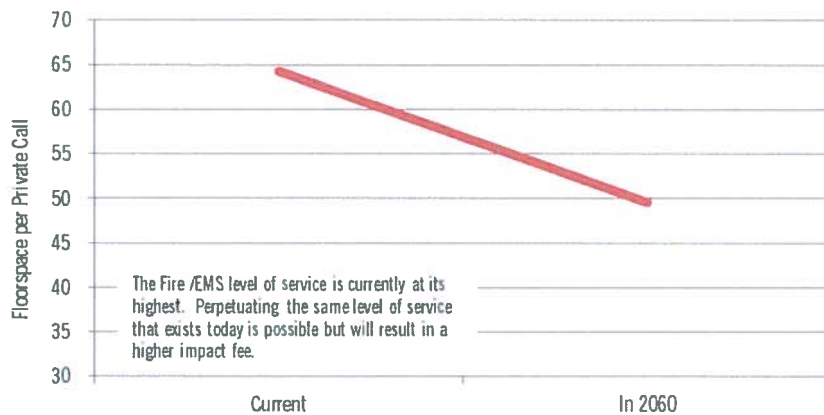
THE CURRENT AND FUTURE LEVEL OF SERVICE

The current and future LOS goal to be maintained by the Public Safety department is displayed in the following table. The current and future floor space of the Public Safety department is based on the existing infrastructure described in chapter 3 and the emergency call volumes presented in chapter 2.

TABLE 9: CURRENT AND PROJECTED FACILITY FLOOR SPACE LEVEL OF SERVICE FOR PUBLIC SAFETY

Time Frame	Floor Space Added	Total Floor Space	Total Private Calls to be Served*	SF per Call
Current	-	10,327	161	64.3
In 2060	-	10,327	208	49.5

*Current is based on three year average of 2010 to 2012



CHAPTER 6: PROPORTIONATE SHARE ANALYSIS

As part of this analysis, the Utah Impact Fees Act requires that the calculated impact fee be roughly proportionate and reasonably related to the impact caused by the future development activity. Ideally, implementing an impact fee to pay for infrastructure places a burden on future users that is equal to the burden that was borne in the past by existing users (Utah Impact Fees Act, 11-36a-304(2) (c) (d)).

CALCULATION OF PROPORTIONATE SHARE

An equity buy-in can be calculated to recover the value of existing capital projects that still have significant capacity to serve future development. The following tables display the existing facility floor space and the calls from existing and future residents. With this information it is possible to calculate the percentage that will serve future development, and thus the portion that future development will be expected to fund.

TABLE 10: CALCULATION OF PROPORTIONATE SHARE FOR PUBLIC SAFETY

Time Frame	Public Safety Floorspace	% of Buildout Floor Space	Private Fire / EMS Calls Served	% Serving
Existing	10,327	100.0%	161	77.1%
Future Growth	0	0.0%	48	22.9%
At Buildout	10,327	100.0%	208	100.0%

Time Frame	Impact Fee Qualifying Cost of Facilities	% Responsible For	Dollar Amount Responsible For
Existing	\$1,936,945	77.08%	\$1,492,911
Future Growth	\$1,936,945	22.92%	\$444,034

MANNER OF FINANCING

The City has funded the capital infrastructure for public safety primarily through property taxes and sales tax collected from existing residents. Impact fees cannot reimburse costs funded through federal grants and other funds that the City has received for capital improvements without an obligation to repay. The amounts included in this calculation are those that have been funded by the existing residents and businesses through fees and taxes.

Additionally, the Impact Fees Act requires the Proportionate Share Analysis to demonstrate that impact fees paid by future development are an equitable method for funding growth-related infrastructure. Existing users have funded and will continue to fund the share of costs proportionate to the number of existing calls relative to the future number of calls. In other words, existing users will always be responsible for their share of the system. The remaining portion of existing excess capacity costs will be fairly passed on to future development.

TAX REVENUES

Tax revenues (property and sales) are the primary source of revenue for the City for public safety services. The City has authority to collect a portion of the property and sales taxes within its boundaries. The revenues collected can cover the operational expenses, non-impact fee qualifying capital expenses and other general needs of the City of Cedar Hills Public Safety services.



CEDAR HILLS PUBLIC SAFETY IMPACT FEE ANALYSIS

FEDERAL AND STATE GRANTS AND DONATIONS

Grants and donations are not currently contemplated in this analysis. Grants or other funds that do not require repayment (not including developer exactions toward impact fee payment) must be considered in the analysis as an impact fee should not be collected for a project or expense otherwise covered through a grant or other revenue source without an appropriate credit.

IMPACT FEES

This Impact Fee Analysis calculates a fair and reasonable fee that future development should pay to fund the portion of the existing facility that will benefit future development.

Impact fees have become an ideal mechanism for funding growth-related infrastructure. Impact fees are charged to ensure future development pays its proportionate share of the costs for the development of public infrastructure. Impact fee revenues can also be attributed to the future expansion of public infrastructure if the revenues are used to maintain an existing level of service. Increases to an existing level of service cannot be funded with impact fee revenues. Analysis is required to accurately assess the true impact of a particular user upon the City infrastructure and to prevent existing users from subsidizing new growth attributed to future development.

DEVELOPER DEDICATIONS AND EXACTIONS

Developer exactions are not the same as grants (which should be eliminated from the impact fee calculation). Developer exactions may be considered in the inventory of current and future public safety infrastructure. If a developer constructs a fire station or dedicates land within the development, the value of the dedication is credited against that particular developer's impact fee liability.

Public safety infrastructure is considered to be a system improvement, not a project improvement as defined in UCA 11-36a-102. Thus, an impact fee credit would still be due by the developer and the dedication / exaction would be classified in the inventory as if it had been funded directly by the City through impact fees collected.

If the value of the dedication / exaction is less than the development's impact fee liability, the developer will owe the balance of the liability to the City. If the value of the improvements dedicated is worth more than the development's impact fee liability, the City must reimburse the difference to the developer from impact fee revenues collected from other developments.

PROPOSED CREDITS OWED TO DEVELOPMENT

The Impact Fees Act requires that credits be granted to development for future fees that will pay for growth-driven projects included in the Impact Fee Facilities Plan that would otherwise be paid for by the City. Credits may also be granted to developers who have constructed and donated facilities to the City in-lieu of impact fees. This situation does not apply to developer exactions or improvements required to offset density or as a condition of development. Any project that a developer funds must be included in the Impact Fee Facilities Plan if a credit is to be issued.

EQUITY OF IMPACT FEES

Impact fees are intended to recover the costs of capital infrastructure that relate to future development. The method used in this analysis has resulted in an equitable fee. Future users will not be expected to fund any portion of the public safety building will benefit existing residents. The impact fee calculations are structured so that new residents and businesses will pay for the excess capacity of the public safety building identified in the proportionate share analysis.

CHAPTER 7: IMPACT FEE CALCULATION

In order to determine the fair amount of the impact fee for each land use category, the cost per call must be determined. This amount is what each Public Safety call will cost in the future based on the cost of current and future infrastructure. The table below presents the cost per call calculation.

The first column carries the title for every category of expenses. The second column itemizes the expenses or credits associated with each category. The first category represents those expenses associated with existing facilities, the second category represents those expenses associated with future facilities, the third category represents the current public safety impact fee fund balance (this amount is zero due to the fact that any funds which are received are used to repay the General Fund for infrastructure already built), and finally the last category is the cost of this and a future study to be completed within a ten year time frame.

TABLE 11: PUBLIC SAFETY IMPACT COST PER CALL CALCULATION

Cost Category	Impact Fee Qualifying Cost	X % to Growth	= Impact Fee Qualifying Cost Assigned to New Growth	÷ Future Calls	= Cost per Call
Existing Improvements					
Existing Facilities	\$1,936,945	22.92%	\$444,034	48	\$9,291.98
Total	\$1,936,945		\$444,034	48	\$9,291.98
Future Improvements					
Future Facilities within 10 Years	\$0	-	-	-	-
Impact Fee Fund Balance*	\$0	-	-	-	-
Total	\$0		\$0		\$0.00
Studies					
Cost of Current Public Safety Impact Fee Study	\$9,400	100%	\$9,400	48	\$196.71
Total	\$9,400		\$9,400		\$196.71
Grand Total	\$1,946,345		\$453,434		\$9,488.69

Note: Minor discrepancies in this and other tables are due to rounding.

*The Impact Fee Fund Balance is zero because all fees received are used to repay the General Fund for infrastructure already built.

The third column in each table displays the percentage of costs that can be applied to new growth. The result of multiplying the second column with the third column is the fourth column. This column represents the total cost of existing infrastructure for which future development will be responsible. If this amount is divided by the future fire and EMS calls (the fifth column), then the cost per future call can be calculated. The cost per call is then allocated to each group of private development which the City has designated to be analyzed. This last step is done in the table below.

The impact fees for each land use category for public safety is contained below.

TABLE 12: RECOMMENDED PUBLIC SAFETY IMPACT FEE ASSESSMENT

Public Safety Impact Fee Categories	Cost per Call	X Calls per Unit	= Fee per Unit
Residential			
Residential Unit	\$9,488.69	0.051	\$484.44
Non Residential			
Private Non Residential (kSF Floor space)	\$9,488.69	0.073	\$695.84
Nursing Homes (kSF Floor space)	\$9,488.69	0.528	\$5,014.35
Big Box Retail (kSF Floor space)	\$9,488.69	0.042	\$395.36

CEDAR HILLS PUBLIC SAFETY IMPACT FEE ANALYSIS

The following definitions and policies apply:

- ❑ The “Residential” category includes any residential structure both single-family and multi-family. One dwelling is equal to one unit. The fee for a one unit, two unit, or ten unit structure (or any number of units) is to be calculated the same way. The number of units is multiplied by the “Residential” fee per unit to arrive at the final fee.
- ❑ The “Private Non-residential” category includes all building square footage associated with private non-residential land uses (and also schools; both public and private). This includes all commercial activity such as offices and retail, as well as churches, medical facilities, and other private institutions. The final fee is based on the total square footage of the structure. Each 1,000 square foot (kSF) increment of building space is equal to one unit. The total amount of square feet should be divided by 1,000 square foot increments to arrive at the total number of units. For example, a 10,300 square foot building is equal to 10.3 units. The number of units is then multiplied by the “Private Non-residential” fee per unit to arrive at the final fee.
- ❑ The “Nursing Homes” category includes all building square footage associated with assisted living facilities, including nursing homes and long term care facilities. The final fee is based on the total square footage of the structure. Each 1,000 square foot (kSF) increment of building space is equal to one unit. The total amount of square feet should be divided by 1,000 square foot increments to arrive at the total number of units. For example, a 20,300 square foot building is equal to 20.3 units. The number of units is then multiplied by the “Nursing Homes” fee per unit to arrive at the final fee.
- ❑ The “Big Box Retail” category includes all building square footage associated with large retail facilities that are defined as big box retail by the City’s code. The final fee is based on the total square footage of the structure. Each 1,000 square foot (kSF) increment of building space is equal to one unit. The total amount of square feet should be divided by 1,000 square foot increments to arrive at the total number of units. For example, a 100,300 square foot building is equal to 100.3 units. The number of units is then multiplied by the “Big Box Retail” fee per unit to arrive at the final fee.

Occasionally a private project is constructed which has a unique impact on the community and does not easily fit into any of the major land use categories used in the previous tables to assess impact fees. In addition, a private project may fit into one of the land use categories listed above but may have an unusually high or low number of anticipated calls.

The City of Cedar Hills reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that a unique project may have upon Public Safety services. As well, those individuals and/or organizations subject to an impact fee also have the ability to request the City to review an exception. Whichever party initiates the review for an exception has the burden of proof to justify the higher or lower fee based on the formulas explained below. To determine the impact fee for a non-standard use, the formula presented below should be utilized. The variable in this formula is the number of annual calls (emergency calls to the fire department) projected to be created by the non-standard use in question. The number of annual calls projected for a non-standard use should be well documented using specific and recent data from the City of Cedar Hills or other cities which closely resemble the City of Cedar Hills in population size and overall character.

TABLE 13: NON-STANDARD USER IMPACT FEE FORMULA FOR PUBLIC SAFETY

Public Safety Cost Per Call		Unique Project		Assessment
\$9,488.69	x	Number of Annual Fire / EMS Calls Projected to be Created	=	Customized Impact Fee

MAXIMUM LEGAL IMPACT FEE

The City Council has the discretion to set the actual impact fees to be assessed, but they may not exceed the maximum allowable fee calculated in this Impact Fee Analysis as contained in the tables above.

IMPACT FEE CERTIFICATION

In accordance with Utah Code Annotated, 11-36a-306(2), Matthew Millis on behalf of Zions Bank Public Finance, makes the following certification:

I certify that the attached Impact Fee Analysis:

1. Includes only the cost of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each
 - d. impact fee is paid;
2. Does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. cost of qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology
 - i. that is consistent with generally accepted cost accounting practices and the methodological
 - ii. standards set forth by the federal Office of Management and Budget for federal grant
 - iii. reimbursement;
3. Offsets costs with grants or other alternate sources of payment where possible; and
4. Complies in each and every relevant respect with the Impact Fees Act.

Matthew Millis makes this certification with the following caveats:

1. All of the recommendations for implementations of the Impact Fee Facilities Plan (IFFP) made in the IFFP or in the Impact Fee Analysis are followed in their entirety by the City of Cedar Hills.
2. If all or a portion of the IFFP or Impact Fee Analysis are modified or amended, this certification is no longer valid.
3. All information provided to Zions Bank Public Finance, its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by the City of Cedar Hills and outside sources.

Dated: January 24, 2014

ZIONS BANK PUBLIC FINANCE



By Matthew Millis



SUPPLEMENTAL INFORMATION

APPENDIX

The following tables and data were used to complete the previous analysis and also contain supplemental information.

A: Impact Fee

B: Impact Fee Components

C: Proportionate Share Analysis

D: Level of Service

E: Land Use & Demographic Summary

F: Emergency Call Summary

G: Emergency Call Details

H: Existing Facilities

I: Funding Sources

J: Census and GOPB Data

A: IMPACT FEE

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	A	B	C	D		
1	Recommended Public Safety Impact Fees Per Unit					1
2	Public Safety Impact Fee Categories		Cost per Call	X	Calls per Unit = Fee per Unit	2
3	Residential					3
4	Residential Unit		\$9,488.69		0.051 \$484.44	4
5	Non Residential					5
6	Private Non Residential (kSF Floor space)		\$9,488.69		0.073 \$695.84	6
7	Nursing Homes (kSF Floor space)		\$9,488.69		0.528 \$5,014.35	7
8	Big Box Retail (kSF Floor space)		\$9,488.69		0.042 \$395.36	8
9						9
10	Non Standard Development Public Safety Impact Fee Formula					10
11	Public Safety Cost Per Call		Unique Project		Assessment	11
12	\$9,488.69	x	Number of Annual Fire/ EMS Calls Projected to be Created		= Customized Impact Fee	12
13						13
14	A	B	C	D		14

B: IMPACT FEE COMPONENTS

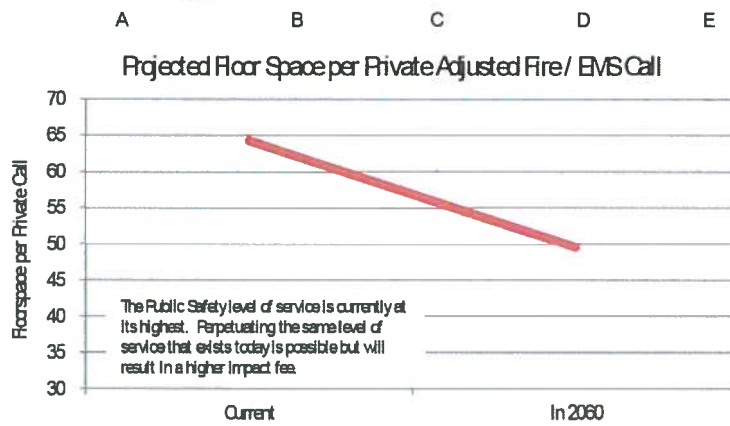
	A	B	C	D	E	F	
1	Public Safety Impact Fee Cost per Call						1
2	Cost Category	Impact Fee Qualifying Cost	X % to Growth =	Impact Fee Qualifying Cost Assigned to New Growth	+ Future Calls =	Cost per Call	2
3	Existing Improvements						3
4	Existing Facilities	\$1,936,945	22.92%	\$444,034	48	\$9,291.98	4
5	Total	\$1,936,945		\$444,034	48	\$9,291.98	5
6	Future Improvements						6
7	Future Facilities within 10 Years	\$0	-	-	-	-	7
8	Impact Fee Fund Balance *	\$0	-	-	-	-	8
9	Total	\$0		\$0		\$0.00	9
10	Studies						10
11	Cost of Current Public Safety Impact Fee Study	\$9,400	100%	\$9,400	48	\$196.71	11
12	Total	\$9,400		\$9,400		\$196.71	12
13	Grand Total	\$1,946,345		\$453,434		\$9,488.69	13
14	Note: Minor discrepancies in this and other tables are due to rounding.						14
15	* The Impact Fee Fund Balance is zero because all fees received are used to repay the General Fund for infrastructure already built.						15
	A	B	C	D	E	F	

C. PROPORTIONATE SHARE ANALYSIS

	A	B	C	D	E	
1	Summary of Public Safety Facilities					1
2	Time Frame	Public Safety Floorspace	% of Buildout Floor Space	Private Fire/ EMS Calls Served	% Serving	2
3	Existing	10,327	100.0%	161	77.1%	3
4	Future Growth	0	0.0%	48	22.9%	4
5	At Buildout	10,327	100.0%	208	100.0%	5
6						6
7	Proportionate Share of Public Safety Facilities					7
8	Time Frame		Impact Fee Qualifying Cost of Facilities	% Responsible For	Dollar Amount Responsible For	8
9	Existing		\$1,836,945	77.08%	\$1,492,911	9
10	Future Growth		\$1,836,945	22.92%	\$444,034	10
	A	B	C	D	E	

D. LEVEL OF SERVICE

	A	B	C	D	E	
1	Public Safety Level of Service based on Floor Space per Private Fire/ EMS Call					1
2	Time Frame	Floor Space Added	Total Floor Space	Total Private Calls to be Served*	SF per Call	2
3	Current	-	10,327	161	64.3	3
4	In 2060	-	10,327	208	49.5	4
5	*Current is based on three year average of 2010 to 2012					5



E. LAND USE & DEMOGRAPHIC SUMMARY

A		B		C		D		E		F		G	
Existing and Future Population, Housing Units, and Private Non-Residential Space (measured in one thousand square feet increments, KSF)													
Existing Development						Future Development to be Added				Existing + Future			
Residential Units		Population		Units		Population		Units*		Population		Units	
Single Family		8,780		2,160		1,716		428		10,500		2,618	
Multi Family		1,168		291		228		57		1,394		347	
Total		9,957		2,451		1,944		484		11,900		2,965	
Non-Residential Units		Estimated Acres		Estimated KSF		Estimated Acres		Estimated KSF*		Estimated Acres		Estimated KSF	
Private Non-Residential A		70.0		100.0		60.0		98.6		138.0		198.6	
Nursing Home		3.0		41.0		1.5		20.5		4.5		61.5	
Big Box Retail		10.0		120.0		10.0		120.0		20.0		240.0	
Total		83		261.0		80.5		239.1		163.5		500.1	

Source: Order Hills City Planning Department, Utah County Assessment, BSNP, US Census, and Utah State Public Health - 2010 Census

*Future units are based on a 2007-2010 estimate of 4.5 units per acre and are subject to change

**Future non-residential development will also include other types of units and is based on current zoning and future public utility availability

*Private Non-Residential A - developed commercial, office, medical, retail, church, education, etc., and other public use buildings

Note: Acres are rounded to the nearest whole number

Housing Units

	2010 Census	2010-12	Existing Total
Total Housing Units	2,441	40	2,481
Occupied Housing Units	2,355	39	2,394
% Single Family	88.4%	75.0%	88.3%
% Multi Family	11.6%	25.0%	11.7%

Source: US Census, 2010 ACS, Utah County Assessment, and Bureau of Economic Research (2010), Utah State Public Health

*Single Family - single-family detached, 1-2 units are considered "Multi Family" for census and assessment purposes

Housing Units - New Building Permits Issued from 2010 to 2012

	2010 Census Units	2010 Permits	2011 Permits	2012 Permits	Existing Total
Single Family	2,158	8	16	8	2,190
Multi Family	283	0	0	0	291
Permits + Housing Units		8	16	16	2,481

Source: Utah County Assessment and Bureau of Economic Research (2010)

Note: It was assumed that all new permits issued in 2010-2012 resulted in new housing units

Population, Persons per Housing Unit, and Private Non-Residential Building Space: Historical and Projected

	2010	2011	2012	2013	2014	2015	2016	2017
Census & BSNP Derived Population	9,798	9,957	10,116	10,275	10,434	10,593	10,752	10,911
COGHI Population Projections			10,173	10,332	10,491	10,650	10,809	10,968
Order Hills Housing Units	2,441	2,481	2,521	2,561	2,601	2,641	2,681	2,721
Order Hills Persons per Housing Unit	4.01	4.01	4.01	4.01	4.01	4.01	4.01	4.01
Order Hills Private Non-Residential Space (KSF)		261.0	261.0	261.0	261.0	261.0	261.0	261.0
Order Hills Private Non-Residential Space SF per Capita		26.2	26.2	26.2	26.2	26.2	26.2	26.2

Source: US Census, BSNP, Utah County Assessment, and Bureau of Economic Research (2010)

Note: Persons per Housing Unit is the population divided by the number of housing units, all full, occupied units

2012 Non-Residential Square Foot Estimates for Utah County and Surrounding Counties - For Use in Comparing the Existing and Future Non-Residential SF Estimates in Order Hills

	Utah	Salt Lake	Summit	Utah	Washington	Valley	Weighted Average
2012 Population Estimate	315,809	1,033,842	38,003	540,504	144,839	238,640	-
2012 Office SF	2,552,553	32,368,076	1,240,694	10,085,142	2,258,224	2,341,928	-
Office SF per Capita	8.1	30.4	32.6	18.7	15.6	9.5	21.7
2012 Retail SF	8,080,087	38,777,170	2,708,382	12,540,080	5,071,035	5,973,286	-
Retail SF per Capita	25.6	36.5	73.6	23.2	35.0	25.2	31.3
2012 Industrial SF	28,552,489	115,215,737	401,572	32,028,094	7,987,288	32,680,974	-
Industrial SF per Capita	94.1	108.3	10.6	59.3	55.2	138.1	91.8
Total SF of Measured Non-Residential	37,185,109	186,360,983	4,442,648	54,654,329	15,316,527	40,993,188	-
Total SF of Measured Non-Residential per Capita	117.7	175.2	116.8	101.1	105.8	172.9	144.8

Source: US Census, Commerce Real Estate Solutions 2012 Year End Market Review

Ratio of Single Family to Multi-Family Residential in the City			
Residential	% of Total	Residential	% of Total
Single Family	88.3%	Single Family	88.3%
Multi Family	11.7%	Multi Family	11.7%

Source: US Census & American Community Survey, Order Hills City Planning Department

Square Feet (SF) of Private Non-Residential Space per Capita

	Existing	Future Added	Existing + Future
Order Hills Population	9,957	1,940	11,900
Order Hills Non-Residential SF (KSF)	261.000	239.071	500.071
SF per Capita	26.2	123.0	42.0

Source: US Census, Utah County Assessment & Office, Utah State Public Health

F. EMERGENCY CALL SUMMARY

Average Historic Calls per Unit to Private Development Types			
Development Type	Average 2010 - 2012		
Residential			
Fire & EMS Calls			127
Units			2,481
Single Family Calls per Unit			0.051
Private Non Residential			
Fire & EMS Calls			7
Units (kSF)			100
Private Non Residential Calls per Unit			0.073
Nursing Homes			
Fire & EMS Calls			22
Units (kSF)			41
Nursing Home Calls per Unit			0.528
Big Box Retail			
Fire & EMS Calls			5
Units (kSF)			120
Big Box Retail Calls per Unit			0.042

Source: Utah County Dispatch, Utah County Assessors, EHR, US Census, and ZEP GIS Analysis

Projected Future Private Fire & EMS Emergency Calls based on Future Units and Call Rate

Projected Future Private Fire / EMS Calls			
Development Type	Future Units	Calls per Unit	Projected Future Calls*
Residential (Units)	484.3	0.051	25
Private Non Residential (kSF)	98.6	0.073	7
Nursing Homes (kSF)	20.5	0.528	11
Big Box Retail (kSF)	120.0	0.042	5
Total Undeveloped Future Private Calls			48

* Projected future Calls are based only on future units in addition to existing calls from existing units

Existing and Future Private Fire & EMS Calls

Existing and Future Private Fire / EMS Calls			
Development Type	Existing (3 yr Avg)	Future	Existing + Future
Residential (Units)	127	25	151
Private Non Residential (kSF)	7	7	15
Nursing Homes (kSF)	22	11	33
Big Box Retail (kSF)	5	5	10
Total	161	48	208

G EMERGENCY CALL DETAILS

Fire & EMS Calls responded to from 2010 to 2012

A	B	C	D	E	F	G
Category	2010	2011	2012	3 yr Total	Average	% of Total
Residential	107	162	111	380	126.7	66.8%
Private Non Residential	7	6	9	22	7.3	3.9%
Nursing Homes	16	26	23	65	21.7	11.4%
Big Box Retail	2	4	9	15	5.0	2.6%
Traffic	7	5	9	21	7.0	3.7%
Public Land Uses	18	12	17	47	15.7	8.3%
Total within the City	157	215	178	550	183.3	98.7%
Mutual Aid	7	7	5	19	6.3	3.3%
All Calls, All Areas	164	222	183	569	189.7	100.0%

* Although the Infrastate runs through the City, all emergency calls to the Infrastate were accounted for separately

Note: Minor discrepancies in this and other tables are due to rounding

A B C D E F G

H EXISTING FACILITIES

	A	B	C	D	
1	Summary of Existing Public Safety Facilities				
2	Summary of Existing Public Safety Facilities				
3	Location	Year Constructed / Purchased	Acres	SF of Space	% to Fire
4	Existing Cedar Hills Public Safety Building	2000	-	10,327	100%
5	Existing Cedar Hills Public Safety Building Land	1999	1.50	-	100%
7	Total Devoted to Fire/ EMS Services		1.50	10,327	100%
8					
	A	B	C	D	

I: FUNDINGSOURCES

	A	B	C	D	E	F	G	
1	Sources of Funding							1
2	Building / Property	State or Federal Funding	% Funded	Other Non Impact Fee Qualifying Funding	% Funded	Funding from the City	% Funded	2
3	Portion Belonging to Fire/ EMS Services							3
4	Existing Cedar Hills Public Safety Building	-	0%	-	0%	\$1,781,945	100%	4
5	Existing Cedar Hills Public Safety Building Land	-	0%	-	0%	\$155,000	100%	5
6	Total	-	0%	-	0%	\$1,936,945	100%	6
7	A	B	C	D	E	F	G	7

J. Census and GCPB Data

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	Housing Units and Population													
2	Location	Housing Units	HU Occupied	PFH-U (Occupied)	Population		GCPB Projections							
3		2010	2010	2010	2010	2020	2030	2040	2050	2060				
4	Cedar Hills City	2,441	2,355	4.16	9,796	10,733	10,884	11,689	11,800	11,900				

Source: 2010 US Census, Utah Governor's Office of Planning and Budget

7	Single Family vs. Multi Family													
8	Location	Total	Single Family		Multi Family		Multi Family Details							
9		All Types	1-unit, detached	%	All other	%	1-unit, attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20+ units	Mobilehome	Other
10	Cedar Hills City	2,228	1,970	88.4%	258	11.6%	188	12	32	0	0	10	16	0

Source: 2007 to 2011 5 Year American Community Survey

Note: For the purposes of this study all housing types except 1 unit detached are considered multi family

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
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